



Registration of Customary Certificates of Ownership in Uganda

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Presentation Outline

- Background
- Progressive Benefits
- Drawbacks
- Achievements



THE REPUBLIC OF UGANDA

THE LAND ACT, CAP 227
The Land Regulations, 2004

DISTRICT LAND BOARD

CERTIFICATE OF CUSTOMARY OWNERSHIP

PART I: DESCRIPTION OF LAND

1. CUSTOMARY LAND IDENTIFICATION NUMBER (CLIN): B01120210-003

District	County	Sub-County	Parish	Village	Portion Number
Agago	Agago North	Paimol	Ngora	Aringa east	3

2. LOCATION

District: Agago

County: Agago North

Sub-County: Paimol

Parish: Ngora

Village: Aringa east

3. AREA

Approximate area: 925.16 Acres

4/06/2022

Date of Issue

Recorder's Signature

SEAL OF THE DISTRICT LAND BOARD

Registry Copy

Agago
Paimol
Aringa
Aringa east
B01120210-003



The included sketch is not for technical use. It is only for illustration purposes. Measurements are to be made on the full sketch.

A
Certificate
of
Customary
Ownership

Background

Uganda's Land Act, Article 27;

Uganda Vision 2040;

Uganda's National Development Plan III reflect land rights through: -

- Addressing Inequality in land rights against women;
- Increasing land survey and registration interventions;
- Developing gender sensitive tools for land administration.



Partnerships with Key stakeholders in implementation of the Reforms



DPs and CSOs include:

- World Bank
- UN-Habitat/GLTN
- GIZ
- FAO
- EU
- Ford Foundation
- Oxfam
- LANDNET
- LEMU
- UWONET
- ACODE
- UNHCR



Government of Uganda

- IIRR
- UCOBAC
- Cadasta Foundation
- ZOA
- Actogether
- FES
- ARUT Uganda
- PELUM
- FRA
- BLB
- Trac fm
- ULA
- SSA
- Trocaire

Securing of Rights under Customary Tenure System



More than 80,000 Certificates of Customary Ownership

Issued in:

- Kabale, Kasese
- Nebbi, Adjumani
- Nwoya, Pader
- Soroti, Katakwi
- Butaleja etc



670 Communal Land Associations

Registered in:

- Kaabong, Moroto, Kotido, Napak, Amudat
- Buliisa
- Kayunga
- Kakumiro
- Nwoya, Lamwo
- Oyam

CCO & CLA Beneficiaries



Progressive Benefits



- Increased women access and control on land;
- Improved land tenure security;
- Improved food security;
- Socio-economic transformation;
- Significantly reduced land conflicts in the pilot areas;
- Women empowerment (minimum of 30% in Land Administration Institutions – Land Boards, Committees, etc);
- Economic benefits are increasingly justifiable.

Drawbacks

- Land Surveys and Registration are significantly demand driven;
- Strict social norms affecting women inheritance of land;
- Threatening cultural practices on women ownership of land;
- Limited participation of women in Land Administration and Management.



Achievements



- Raised Awareness on women land rights and tenure security;
- Empowered women and promoted household benefits;
- Multi-stakeholder engagement;
- Simplified legal ownership of land;
- Socio-economic transformation;
- Developed Monitoring and Evaluation Matrix to measure success;
- Training and Enhancement of Awareness of Women Land Rights.

Integration of CCOs into the LIS

What is required:

- Modern Survey Equipment (Handheld GPS, GNSS, GPS enabled Tablets) to Capture both Spatial and Non-Spatial Data;
- The equipment above are aimed at realizing the minimum accuracy requirements for the FFP approach.



Integration of CCOs into the LIS Cont'd



Benefits realised:

- More than 80,000 Customary Certificates of Ownership registered since 2016;
- Spatial Data realized was checked and conform to the ISO standards (ISO 19115:2003; Standardsby-Tier-2018 document; ISO/TC 211, etc);
- Survey Accuracy for FFP was achieved;
- Partnership with development partners (UNHabitat, GIZ, ZOA, Cadastre, etc);
- 59% of Women on Management (empowered);
- 42% of Women rights were registered (both as individuals and family).

Integration of CCOs into the LIS Cont'd

Challenges



- Updated Orthophoto for the Country;
- Reconciliation of Records and Standards for the CCOs since different partners are involved;
- High cost of Survey Equipments (including the GPS enabled Tablets).



MINISTRY OF LANDS, HOUSING, AND URBAN DEVELOPMENT

GUIDELINE FOR INTEGRATION OF SPATIAL DATA FOR
CERTIFICATES OF CUSTOMARY OWNERSHIP AND CERTIFICATES
OF OCCUPACY INTO THE UGANDA NATIONAL LAND
INFORMATION SYSTEM

Technical Procedures for Capture, Processing, and Structuring
Land Rights CCO and COO Data for integration into the Uganda
National Land Information Systems

DEPARTMENT OF SURVEYS AND MAPPING

2023

Guidelines for Integration of SPATIAL DATA for CCOs developed



A Recorder's
Hand Book for
subsequent
transactions
developed

Integration of CCOs into the LIS Cont'd

The National Land Information System has been enhanced to upload massively the CCO information but also enabled to process and print them.

Thank You for Your Attention